



**City of Annapolis**  
**Department of Planning & Zoning**  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

**Historic Preservation Commission**  
**June 14, 2011**

The Regular Meeting of the Historic Preservation Commission of the City of Annapolis was held on **June 14, 2011** in the City Council Chamber. Chairwoman Kennedy called the meeting to order at **7:32 p.m.**

**Commissioners Present:** Sharon A. Kennedy, **Chair**  
Thomas Bunting, **Vice Chair**  
Kim Finch  
Tim Leahy  
Shelley Rentsch  
Patricia Zeno

**Commissioners Absent:** None

**Staff Present:** Historic Preservation Chief Lisa Craig, City Attorney Hardwick

**Consultant Present:** Jeff Halpern, Architectural Consultant

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

**APPROVAL OF THE MINUTES**

*Amendments to the May 10<sup>th</sup> minutes: Remove the adoption of the April 28th minutes and change the April 28th minutes to reflect that the meeting chair was Ms. Kennedy not Mr. Leahy.*

- **Mr. Bunting moved to approve the April 28, 2011 & May 10, 2011 meeting minutes as amended. Seconded. Carried on voice vote.**

**ANNOUNCEMENTS**

*Ms. Craig stated that there will be Victor recycling cans placed in the historic district. There are two interns for the summer one to work specifically with HPC on survey work for the files and coordinating with Historic Annapolis.*

**VIOLATIONS**



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

None

## CONSENT DOCKET

The following exhibits were presented at the hearing.

Exhibit Number	Exhibit Types
A	The formerly submitted applications for NB #1, NB #3 and NB #8
B	Written Comments of Staff, Consultants and Other Reviewing Agencies on NB #1, NB #3 and NB #8

**Item #1**      111 Main Street – Tim Cook/Signcraft

**Item #3**      36 Market Space – George Liu/FRCH Design.

**Item #8**      54 Maryland Avenue - Faraj F. Capistrano

- **Mr. Leahy moved to approve the applications for 111 Main Street, 36 Market Space and 54 Market Space on the consent docket. Seconded. Carried on voice vote.**

## G. NEW BUSINESS

**Item #2**      **219 King George Street** – John Tower/The Tower Company - Remove and Replace Garage Door

*Chairwoman Kennedy recused herself at 7:41 pm. Mr. Bunting acted as chair in her absence.*

The following exhibits were presented at the hearing.

Exhibit Number	Exhibit Types
A	The submitted application for 219 King George Street
B	Staff Comments



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

Mr. Tower spoke on the application.

Ms. Craig offered comments on the application.

There was general discussion on the application.

There was general discussion on redesigning the doors

Ms. Craig requested the redesign be submitted by June 24, 2011

- **The application was continued to the July 12 hearing.**

*Ms Kennedy returned at 8:00 pm*

**Item # 4**      **49 Franklin Street.** Kenneth Venuto - after the fact approval to install landscaping and a garden pool with fountain and wing walls. Remove three trees.

The following exhibits were presented at the hearing.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>A</b>	The submitted application for 49 Franklin Street
<b>B</b>	Staff Comments

Ms. Craig reviewed the contents of the application packet

Ms. Annabelle Sailer, Grow Landscape Design, spoke on the application.

Ms. Craig presented staff comments on tree removal and replacements

*Public hearing was opened at 8:05 pm*

Mr. Tom Hammond, 40 Franklin Street, spoke in favor of the application

Mr. Jeff Halpern, Halpern Architects 914 Forest Drive, spoke on the application

Mr. Venuto, 49 Franklin Street, spoke on the application.

*Public testimony was closed at 8:16 pm*

Ms. Kennedy stated that Commissioners Finch, Leahy and Rentsch did site visits.



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

- **Moved to support an amended application (amended to remove the request to remove the two Ash trees). Seconded. Carried on voice vote.**

**Item #5      250 Prince George Street, Benjamin Wolod/Fence Connection – Install a 16’ x 5’ fence at driveway side yard and a 48’ x 5’ fence at rear property line.**

The following exhibits were presented at the hearing.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>A</b>	The submitted application for 250 Prince George Street
<b>B</b>	Staff Comments
<b>C</b>	Letters received by HPC about the application
<b>D</b>	Notification letters submitted by the applicant
<b>E</b>	Additional drawing from the applicant
<b>F</b>	Mini Cooper specifications submitted by the applicant
<b>G</b>	Photos from Mr. and Mrs. Hays

Benjamin Wolod, Fence Connection, Inc., spoke on the application

Robert Fisher Sr., 250 Prince George Street, spoke on the application

Ms. Craig presented staff comments on tree removal and replacements

Mr. Brilliant, council for applicant, offered copies of the notification letters for the record.

Mr. Brilliant spoke on the application. Mr. Brilliant offered a clarification on the fence length that was misstated on the application.

Mr. Robert E. Fisher, 250 Prince George Street, spoke in favor of the application

Ms. Craig offered staff comments and comments on the amended application.

Mr. Halpern disclosed that he was a consultant to Mr. Yeager (who is speaking against this application) on a different project.



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

Mr. Halpern offered comments on the application. Mr. Halpern did not recommend approval.

*Public hearing was opened at 8:52 pm*

Lansing Hays, 248 Prince George Street, and his attorney, Mr. Lynn Krause, spoke in opposition to the application.

John Yaeger, 53 College Ave, spoke on the application.

Martin Lucas, 234 Prince George Street, spoke in opposition to the application.

*Public hearing was closed at 9:10 pm*

Mr. Brilliant spoke about the testimony offered against the application.

Mr. Fisher, 250 Prince George Street, spoke about the application.

There was general discussion on the application. The committee discussed the appropriate materials for the property.

- **Ms Kennedy requested a continuance until July 12 to allow a redesign with a wooden fence on the Prince George Street side and a solid core iron fence on the College Avenue side**

Ms. Craig requested the redesign be submitted by June 24, 2011.

*The committee called a five minute recess at 9:35 pm*

**Item #7. 134 Prince George Street.** Terrence Smith - install new signs

The following exhibits were presented at the hearing.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>A</b>	The submitted application for 134 Prince George Street
<b>B</b>	Staff Comments
<b>C</b>	Letter from the Department of the Navy
<b>D</b>	Email communication from Mr. Holt
<b>E</b>	Revised Staff Report



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

John Holt, Agent to the Applicant, spoke on the application

Ms. Craig presented staff comments.

*Public hearing was opened at 9:45 pm*

No testimony

*Public hearing closed 9:46*

- **Ms Kennedy requested a continuance until July 12 to allow a redesign**

Ms. Craig requested the redesign be submitted by June 24, 2011.

**Item #9**      **25 Market Space/Market House**. Lily Openshaw/City Of Annapolis - relocate existing sign and add two exterior signs and lights. Install exterior fire protection system under roof eaves.

The following exhibits were presented at the hearing.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>A</b>	The submitted application for 25 Market Space
<b>B</b>	Staff Comments
<b>C</b>	Sign location , design, fire marshal approved plans

Mr. Gary Schwetzler, Fourth Street Design Studio, spoke on the application.

Ms. Lily Openshaw spoke on the application

Ms. Craig presented staff comments.

*Public hearing was opened at 10:05 pm*

No testimony

*Public testimony was closed at 10:06 pm*

There was general discussion of the need for the fire suppression.

Ms. Openshaw discussed her communications with the Fire Marshal



**City of Annapolis**  
**Department of Planning & Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

- **Mr. Bunting moved to approve the application on signs and lighting. Seconded. Carried on voice vote.**
- **Mr. Bunting moved to continue the sprinkler instillation to the administrative hearing on June 23rd. The applicant will offer additional cut sheets, physical specimens (if available) and mounting systems at that time. Seconded. Carried on voice vote.**

**10. 107 Duke of Gloucester Street - Charles Carroll House. After-the-fact approval**

*Commissioners Kennedy and Leahy recused at 10:33 pm*

The following exhibits were presented at the hearing.

<b>Exhibit Number</b>	<b>Exhibit Types</b>
<b>A</b>	The submitted application for 107 Duke of Gloucester
<b>B</b>	Staff Comments
<b>C</b>	Spreadsheet on the Air Chiller
<b>D</b>	Additional Plans
<b>E</b>	Applicant exhibit packet
<b>F</b>	Memo from Mr. Halpern
<b>G</b>	letter from Mr. and Mrs. Groy (dated June 8)
<b>H</b>	letter from Ms. Berkinshaw
<b>I</b>	CFR report
<b>J</b>	R.E. Robinson letter
<b>K</b>	Photo packet submitted by Mr. Groy
<b>L</b>	Carroll House Pre-application (dated April 12, 2011)
<b>M</b>	CRM Trak Report
<b>N</b>	AC Unit partition plan (dated March 29, 2011 from the Tower Company)



**City of Annapolis**  
**Department of Planning & Zoning**  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

Ms. Eileen Leahy spoke on the application.

Mr. Daniel J. Mellin spoke on the application.

Ms. Craig presented staff comments. Ms. Craig discussed her site visit with the City Arborist.

Mr. Halpern offered comments on the application. Mr. Halpern did not recommend approval.

Ms. Leahy discussed the Boxwood Trees on the property.

*Public hearing was opened at 11:31 pm*

Mr. Dave Groy, 94 Duke of Gloucester, spoke against the application.

Ms. Carol Benson, Four Rivers Heritage Area, spoke in support of the application.

Mr. John Guild, Historic Annapolis Foundation, spoke in support of the application.

Ms. Bevin Buchheister, Ward One Residents Association, spoke against the application.

Mr. John Brassel, 96 Duke of Gloucester Street, spoke against the application.

Ms. Pamela Roblyer, 92 Duke of Gloucester Street, spoke against the application.

Mr. Wilson Phipps, 86 Duke of Gloucester Street, spoke against the application.

The committee discussed the application.

The applicant entered in the record additional materials (L,M and N)

*Public hearing was closed at 1:19 a.m.*

The applicant inquired about an extension of the temporary tree permit. The extension was not granted.

- **The application was continued to the July 12 hearing.**

*Commissioners Kennedy and Leahy returned at 1:25 a.m.*

## **H. PRE APPLICATION**

Chair Kennedy reminded those present that this is an informal discussion and is held as a courtesy to the applicants to determine feasibility and to address any other issues of concern that may arise at the





**City of Annapolis**  
**Department of Planning & Zoning**  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

hearing. This review does not constitute an approval. She explained that nothing discussed in this session will be binding on the commissioners or applicants.

1. **St Johns Street**– Bronte Jones/St. Johns College Print Shop - Remove existing metal doors and replace with glass doors; install new hand rail.

Upon motion duly made, seconded and adopted, the meeting adjourned at 1:48 a.m.

Hilary Raftovich, Recorder